



Sycamore Close, Kings Cliffe  
**£300,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Close to schools and amenities
- Car port
- Corner position
- Quiet cul-de-sac location
- Enclosed garden

The property briefly comprises a good-sized hallway with cloakroom, a light and airy lounge due to French doors leading to the garden on one side and bay window at the front, kitchen/diner also with access to the rear garden. Upstairs you will find the master bedroom which benefits from a three-piece en-suite, bedroom two also benefits from built in wardrobes which very cleverly contains a fold away desk for working from home or studying, bedroom three and family bathroom. Outside to the rear is an enclosed garden with patio area and laid to grass lawn. The carport has had doors fitted to the front allowing for even more storage for the property.



Lounge (17' 5" plus bay x 10' 0") 5.33m x 3.04m

Kitchen/Diner (17' 5" x 11' 3") 5.33m x 3.44m

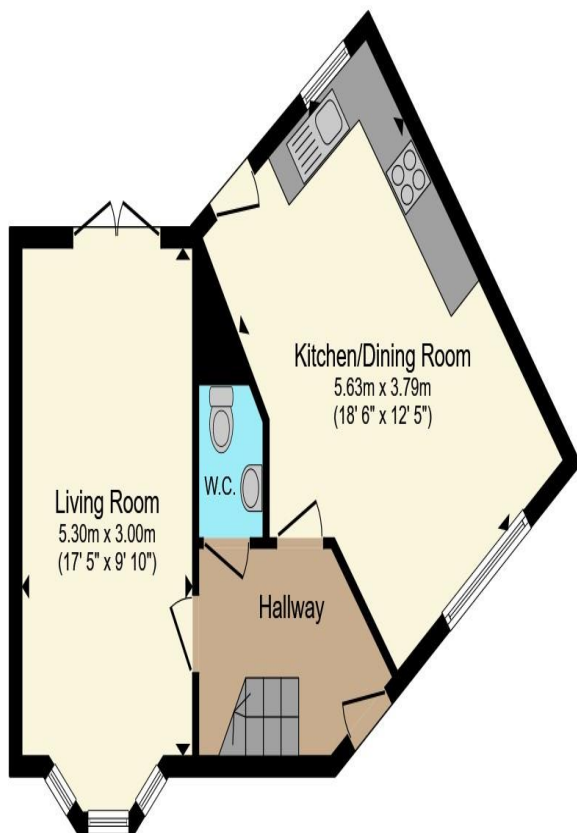
Bedroom one (11' 7" x 10' 0") 3.56m x 3.04m

Bedroom two (9' 1" x 7' 1") 2.77m x 2.16m

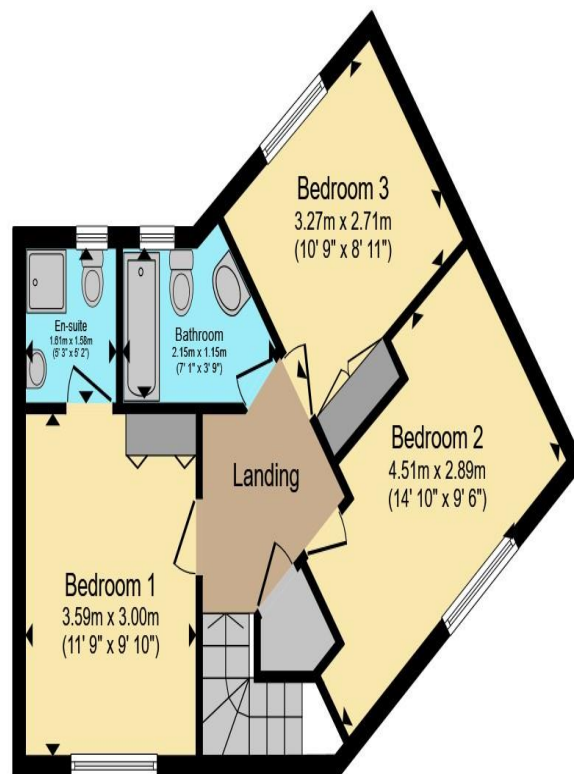
Bedroom three (15' 2" x 6' 2") 4.63m x 1.88m







**Ground Floor**



**First Floor**

Total floor area 90.7 m<sup>2</sup> (976 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Sharman  
Quinney**

To view this property call Sharman Quinney on:  
**01832 274567**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 274567

 The Old Town Hall Market Place, Oundle,  
Peterborough, Cambridgeshire, PE8 4BQ

 [oundle@sharmanquinney.co.uk](mailto:oundle@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: OUN202785 - 0001

